

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

191 CLARA AVENUE TRUGANINA VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$780,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$646,000

Property type

House

Suburb

Truganina

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

4 SENTINEL PARADE TRUGANINA VIC 3029	\$830,000	15-Jun-24
13 JURA STREET TRUGANINA VIC 3029	\$825,000	27-Aug-24
122 MCKINLEY DRIVE TRUGANINA VIC 3029	\$775,000	04-Oct-24

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 13 March 2025



## 4 SENTINEL PARADE TRUGANINA VIC 3029

 4  2  2

Sold Price

**\$830,000**

Sold Date

**15-Jun-24**

Distance

**1.37km**



## 13 JURA STREET TRUGANINA VIC 3029

 4  2  2

Sold Price

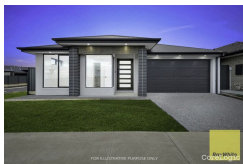
**\$825,000**

Sold Date

**27-Aug-24**

Distance

**0.72km**



## 122 MCKINLEY DRIVE TRUGANINA VIC 3029

 4  2  2

Sold Price

**\$775,000**

Sold Date

**04-Oct-24**

Distance

**0.78km**

RS = Recent sale

UN = Undisclosed Sale

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